

Washoe County Community Plans

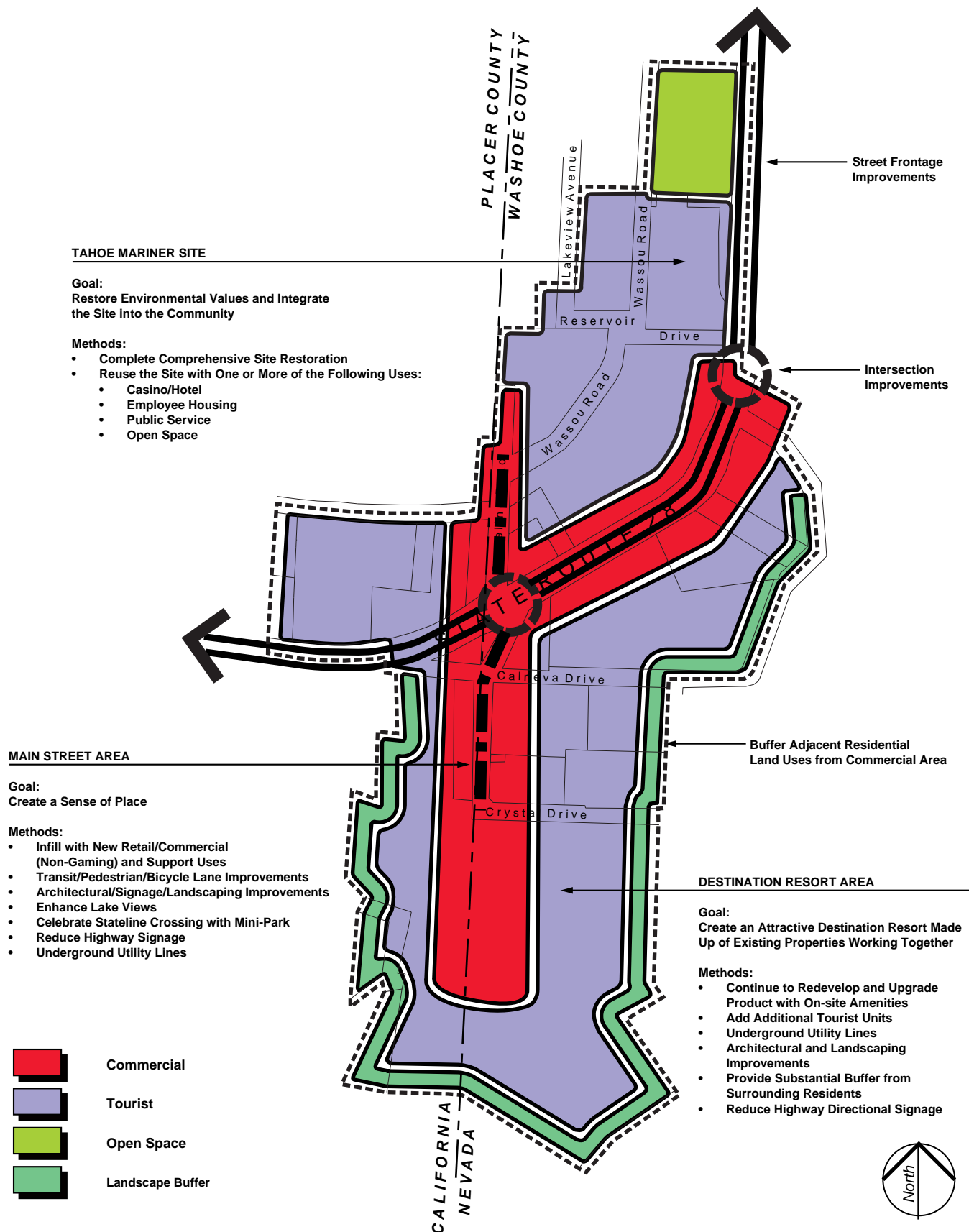
April 1996

- ▶ North Stateline
- ▶ Incline Village Commercial
- ▶ Incline Village Tourist
- ▶ Ponderosa Ranch



**TAHOE
REGIONAL
PLANNING
AGENCY**





LAND USE CONCEPT

NORTH STATELINE COMMUNITY PLAN

S.R. 28 IMPROVEMENTS








- Two (2) Travel Lanes & Turn lane/Medians
- Class II Bike Trails
- Replace Ditches with Drop Inlets
- Extensive Revegetation & Landscaping
- Meandering Sidewalks

Intersection Improvements

"DOWNTOWN" PEDESTRIAN RETAIL DISTRICT

- Pedestrian Oriented Uses
- Multi Use Parking Areas
- Pedestrian Circulation System
- Mixed Use

Business District Entry Feature

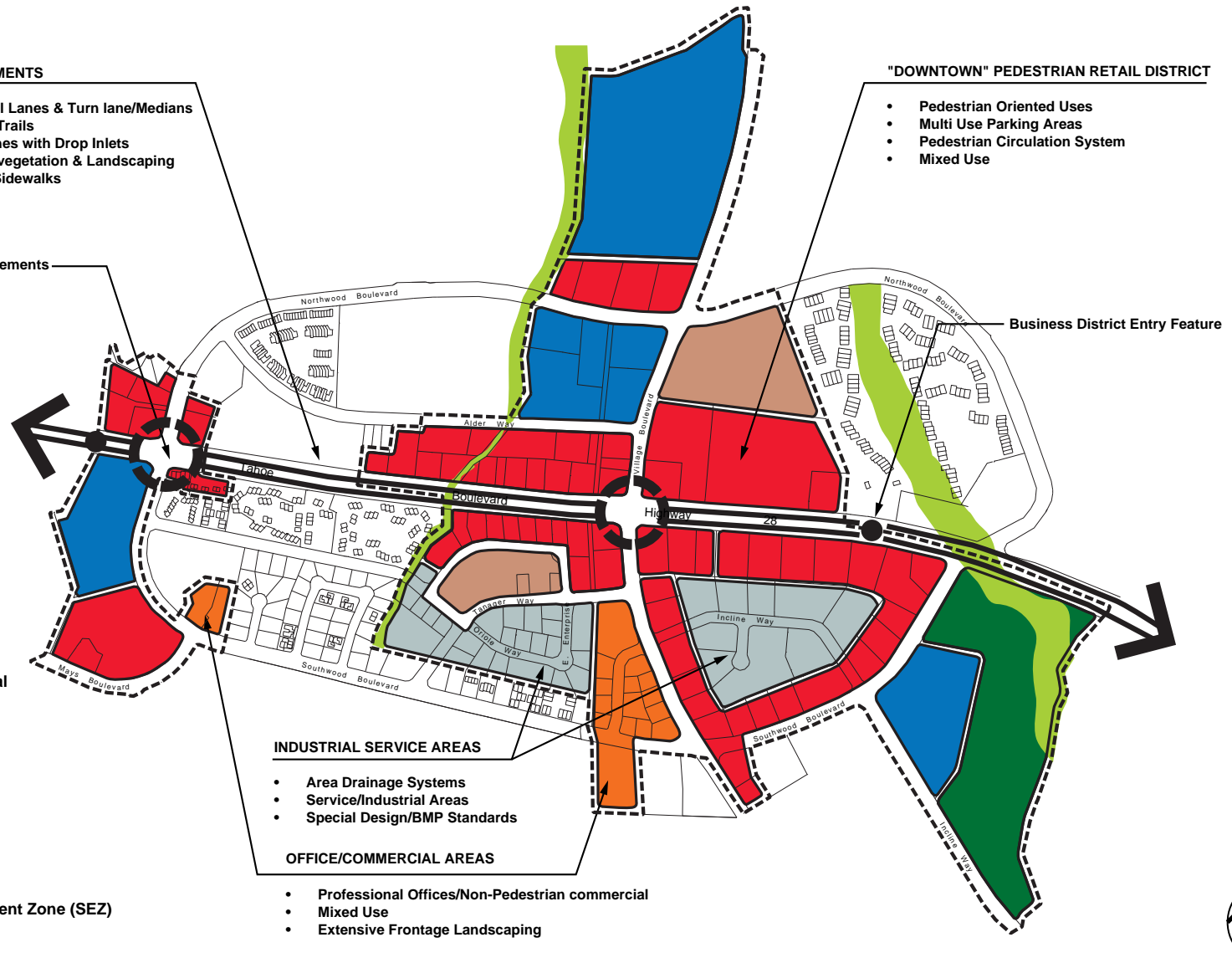
-  Commercial
-  Office/Commercial
-  Public Service
-  Industrial
-  Multi-Family
-  Recreation
-  Stream Environment Zone (SEZ)

INDUSTRIAL SERVICE AREAS

- Area Drainage Systems
- Service/Industrial Areas
- Special Design/BMP Standards

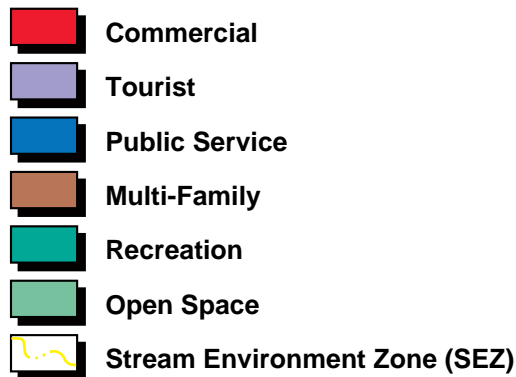
OFFICE/COMMERCIAL AREAS

- Professional Offices/Non-Pedestrian commercial
- Mixed Use
- Extensive Frontage Landscaping



LAND USE CONCEPT

INCLINE VILLAGE COMMERCIAL COMMUNITY PLAN



INCLINE WAY RECREATION AREA

- Developed Recreation Uses
- Stream Environment Zone Restoration
- Open Space Creates Continuous Linkages Through Plan Area

LAKESHORE DRIVE AREA

- Pocket of Commercial Uses
- IVGID Beach Recreation with Lake Access
- Stream Environment Restoration

TAHOE BOULEVARD AREA

- Automobile Oriented Mixed Uses
- Develop Additional Residential Units (Special Area #1)
- Add Class II Bicycle Trails
- Underground Utility Lines

COUNTRY CLUB INTERSECTION AREA

- Gateway to Downtown
- Mix of Automobile Oriented Uses
- Sierra Nevada College Campus
- Add Class II Bicycle Trails

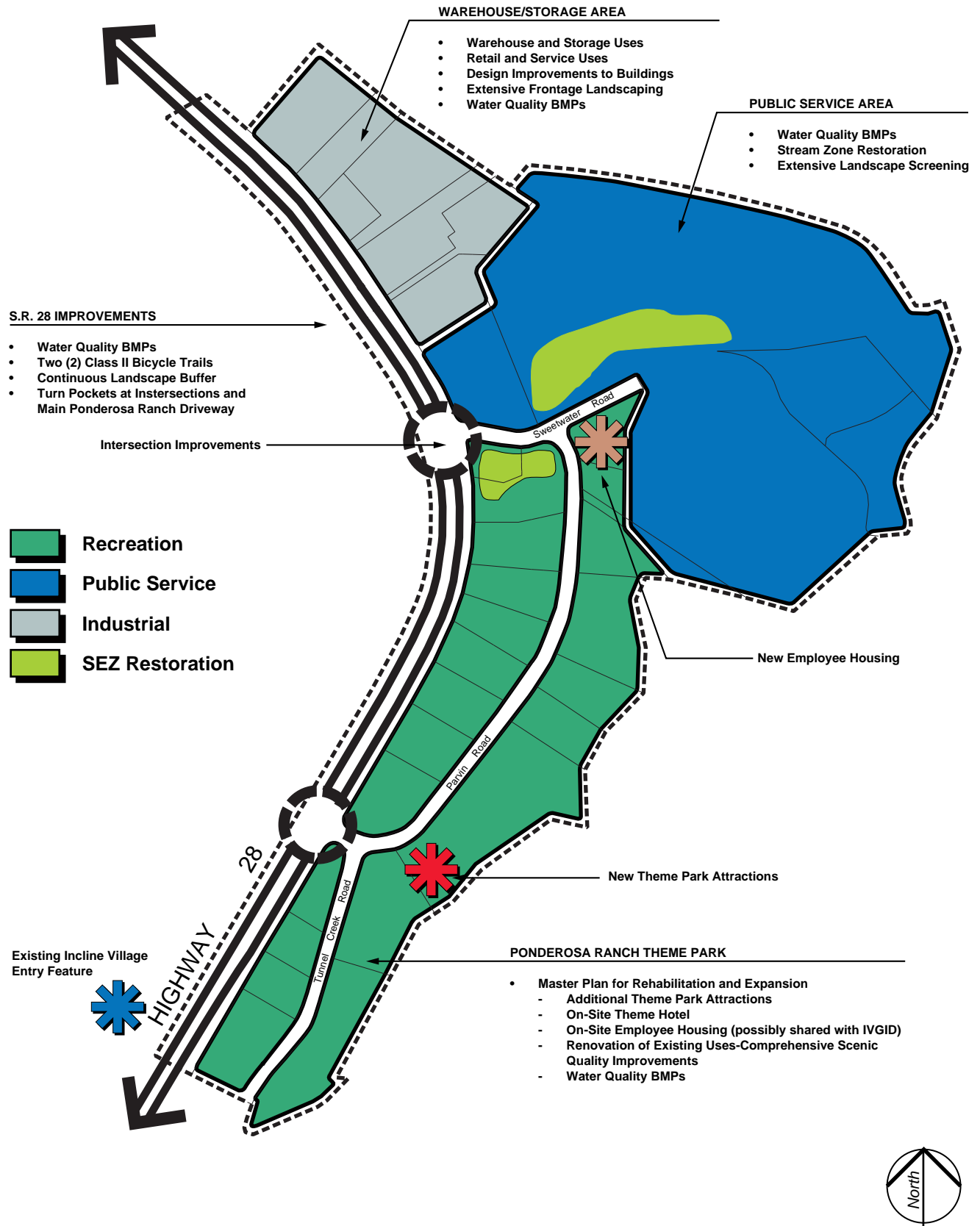
COUNTRY CLUB MALL-HYATT AREA

- Resort and Retail Area with Pedestrian Opportunities
- Mixed Uses at Country Club Mall Creates Activity
- Add Pedestrian Connections from Adjacent Uses
- Lake Access at Hyatt



LAND USE CONCEPT PLAN

INCLINE VILLAGE TOURIST COMMUNITY PLAN



LAND USE CONCEPT PLAN

PONDEROSA RANCH COMMUNITY PLAN